071.0	0001	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	819,700	/	819,700
USE VALUE:	819,700	/	819,700
ASSESSED:	819,700	/	819,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KILLIAN JESSICA &
Owner 2:	KILLIAN EDWARD ALEXANDER
Owner 3:	
Street 1:	74 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRANCHI ALBERT V & SUSAN M -
Owner 2:	-
Street 1:	87 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .261 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 2176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11357.000	287,200		532,500	819,700
Total Card	0.261	287,200		532,500	819,700
Total Parcel	0.261	287,200		532,500	819,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.70 /Parcel: 376.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 45132

GIS Ref

GIS Ref

Insp Date 10/22/18

!6031!

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	287,200	0	11,357.	532,500	819,700		Year end	12/23/2021
2021	101	FV	276,500	0	11,357.	532,500	809,000		Year End Roll	12/10/2020
2020	101	FV	276,600	0	11,357.	532,500	809,100	809,100	Year End Roll	12/18/2019
2019	101	FV	235,400	0	11,357.	532,500	767,900	767,900	Year End Roll	1/3/2019
2018	101	FV	235,400	0	11,357.	456,400	691,800	691,800	Year End Roll	12/20/2017
2017	101	FV	235,400	0	11,357.	426,000	661,400	661,400	Year End Roll	1/3/2017
2016	101	FV	235,400	0	11,357.	365,100	600,500	600,500	Year End	1/4/2016
2015	101	FV	234,200	0	11,357.	327,100	561,300	561,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:11:35

LAST REV

Date	Time
04/16/19	15:41:16
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6031

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANCHI ALBERT	1499-16		10/28/2016		760,000	No	No		
BARR RICHARD &	1419-131		7/18/2012		560,000	No	No		
BARR ANNE T,	1414-73		4/13/2012	Convenience	10	No	No		
	468-177		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	BS	Barbara S
3/8/2017	SQ Returned	EMK	Ellen K
3/4/2009	Meas/Inspect	163	PATRIOT
10/26/2000	Hearing Chag	153	PATRIOT
11/18/1999	Inspected	267	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
7/29/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45132
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11357		Sq. Ft.	Site		0	70.	0.67	4									532,500						532,500	

Total AC/HA:	0.26072	Total SF/SM:	11357	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	532,500	Spl Credit		Total:	532,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98734993
Adj $ / SQ:	133.292
Other Features:	77000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416211
Depreciation:	129025
Depreciated Total:	287185

COMMENTS

SCUTTLE HOLE 1/2 BATH IN BSMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 2 | Baths: 1 | HB 1

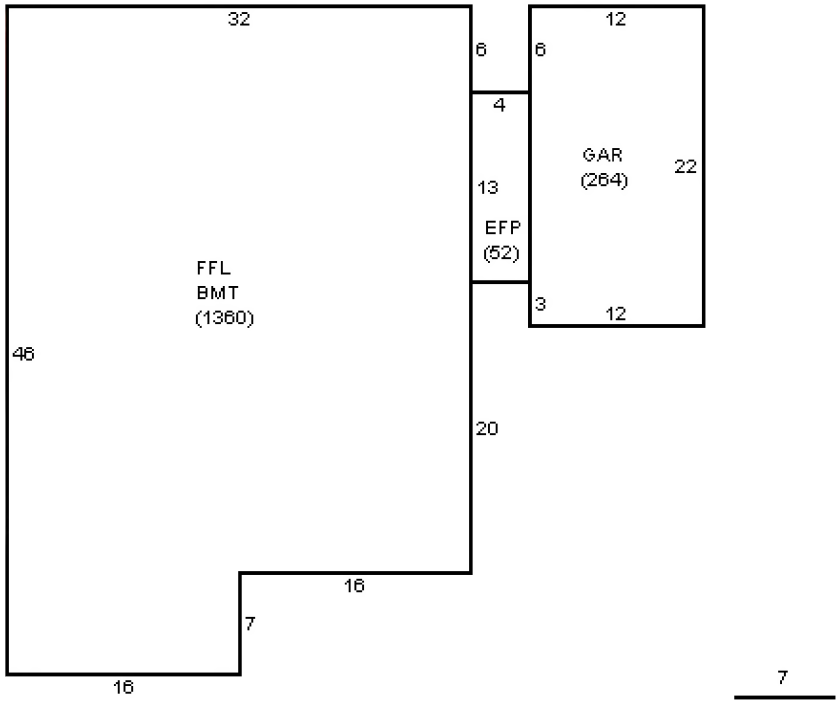
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,360	55.580	75,593
FFL	First Floor	1,360	133.290	181,277
GAR	Garage	264	24.160	6,378
EFP	Enclos Porch	52	71.680	3,727
Net Sketched Area:		3,036	Total:	266,975
Size Ad	1360	Gross Area	3036	FinArea 2176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	161.28
Special Features:	0	Val/Su Net:	94.60
Final Total:	287200	Val/Su SzAd	211.18

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0001-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1990	0.00	T	23.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: